

**SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM**

SUBJECT: Monroe Road Development Rezone from A-1 (Agriculture District) to PCD (Planned Commercial Development)

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Tony Walter **CONTACT:** Chris Schmidt EXT. 7440

Agenda Date 3/1/06 **Regular** ☐ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☒

MOTION/RECOMMENDATION:


1. Recommend APPROVAL of a request to rezone approximately 1.66 acres, located on the northeast corner of Monroe Road and Church Street, from A-1 (Agriculture) to PCD (Planned Commercial Development District) based on staff findings, Final Master Plan and the conditions in the attached Development Order, (Bill Harkins, applicant); or
2. Recommend DENIAL of a request to rezone approximately 1.66 acres, located on the northeast corner of Monroe Road and Church Street, from A-1 (Agriculture) to PCD (Planned Commercial Development District) based on staff findings, Final Master Plan and the conditions in the attached Development Order, (Bill Harkins, applicant); or
3. CONTINUE the item to a time and date certain.

District 5 – Commissioner Carey

Chris Schmidt, Senior Planner

BACKGROUND:

The applicant, Bill Harkins, is requesting to rezone approximately 1.66 acres from A-1 (Agriculture) to PCD (Planned Commercial Development District) in order to develop a mixture of C-1 and OP uses on the subject site. The subject site is located on the northeast corner of Monroe Road and Church Street. The Future Land Use designation of the subject site is HIP-TI (Higher Intensity Planned Development-Target Industry), which is consistent with the requested zoning district.

Reviewed by:	
Co Atty:	
DFS:	
OTHER:	
DCM:	
CM:	
File No.	<u>Z2003-52</u>

The proposed Final Master Plan indicates that the site will contain a total of 10,137 square feet of C-1 (Retail Commercial) and OP (Office Professional) uses. Building A will contain 5,782 square feet of space and Building B will consist of 4,355 square feet of space. Access will be off Monroe Road.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request to rezone approximately 1.66 acres, located on the northeast corner of Monroe Road at Church Street, from A-1 (Agriculture District) to PCD (Planned Commercial Development District), based on staff findings, the Final Master Plan, and subject to the conditions in the attached Development Order.

ATTACHMENTS:

Staff Analysis
Location Map
FLU/Zoning
Aerial Photo
Final Master Plan
Development Order
Ordinance

Monroe Road Development

Rezone from A-1 to PCD

APPLICANT	Bill Harkins	
PROPERTY OWNER	C William Harkins Trustee	
REQUEST	Rezone from A-1 (Agriculture District) to PCD (Planned Commercial District)	
PROPERTY SIZE	1.66 ± acres	
HEARING DATE (S)	P&Z: March 1, 2006	BCC: April 11, 2006
PARCEL ID	16-19-30-5AC-0000-045B	
LOCATION	Northeast Corner of Monroe Road at Church Street	
FUTURE LAND USE	HIP-TI (Higher Intensity Planned Development-Target Industry)	
ZONING	A-1 (Agriculture District)	
FILE NUMBER	Z2003-52	
COMMISSION DISTRICT	#5 – Carey	

Proposed Development:

The applicant is proposing to develop 10,137 square feet of C-1 and OP building space on a 1.66 ± acre site. The following table provides a breakdown of each building:

Building	Sq. Ft.
Building #A	5,782
Building #B	4,355
Total Project	10,137

ANALYSIS OVERVIEW:

ZONING REQUEST

The applicant, Bill Harkins, is requesting to rezone approximately 1.66 acres from A-1 (Agriculture District) to PCD (Planned Commercial Development District). The subject property is located on the northeast corner of Monroe Road at Church Street. The Future Land Use designation of the subject property is HIP-TI (Higher Intensity Planned Development-Target Industry, which includes uses such as office, manufacturing, High Tech Industry, distributing and financial services detailed in FLU Exhibit 23 of the Vision 2020 Comprehensive Plan). The following table depicts the minimum regulations for the current zoning district of A-1 (Agriculture) and the requested PCD (Planned Commercial Development District):

DISTRICT REGULATIONS	Existing Zoning (A-1)	Proposed Zoning (PCD)
Minimum Lot Size	43,560 square feet	N/A
Minimum House Size	N/A	N/A
Minimum Width at Building Line	150 feet	N/A
Front Yard Setback	50 feet	25 feet
Side Yard Setback	10 feet	0 feet
(Street) Side Yard Setback	50 feet	N/A
Rear Yard Setback	30 feet	10 feet
Maximum Building Height	35 feet	35 feet

PERMITTED & SPECIAL EXCEPTION USES

The following table depicts the permitted and special exception uses within the existing and proposed zoning districts:

Zoning District	Permitted Uses	Special Exception	Minimum Lot Size
A-1 (existing)	Agricultural uses such as citrus or other fruit crops cultivation, production and horticulture, truck farms, plant nurseries and greenhouses not involved with retail sales to the general public, silva culture, public and private elementary schools, publicly owned and/or controlled parks and recreation areas, bait production, stables, barns, single-family dwelling and customary accessory uses including one (1) guesthouse or cottage, docks and boathouses, churches and structures appurtenant thereto, community residential homes (group homes and foster care facilities) housing six (6) or fewer permanent unrelated residents.	Special Exception such as cemeteries and mausoleums, kennels including the commercial raising or breeding of dogs, hospitals, sanitariums and convalescent homes, veterinary clinics and assisted living facilities and group homes, public and private nursery schools, kindergartens, middle schools, high schools and colleges, public utility and service structures, fishing camps, marinas, gun clubs, or similar enterprises or clubs making use of land with nominal impacts to natural resources, privately owned and operated recreational facilities open to the paying public, such as athletic fields, stadium, racetracks, and speedways, golf driving ranges, riding stables, water plants, and sanitary landfill operations, off-street parking lots, farm worker housing, mobile homes, retail nurseries, landscaping contractors as an accessory use to a wholesale nursery or wholesale tree farm, communication towers, bed and breakfast establishments.	1 acre
PCD (proposed)	Allowable uses shall be those described in the C-1 and OP Zoning District, excluding the prohibitive uses listed in the Developer's Commitment Agreement.		N/A

COMPATIBILITY WITH SURROUNDING PROPERTIES

The Future Land Use designations, zoning districts and existing uses for the subject and abutting properties are as follows:

	(North)			
	HIP-TI Office Converted Residence <i>A-1</i>	HIP-TI Vacant <i>PCD</i>	HIP-TI Vacant <i>PCD</i>	
(West)	HIP-TI Office Converted Residence <i>A-1</i>	HIP-TI Agriculture <i>A-1</i>	HIP-TI Single-Family <i>A-1</i>	(East)
	HIP-TI Commerce Center <i>PCD</i>	HIP-TI Church / Single-Family <i>A-1</i>	HIP-TI Single-Family <i>A-1</i>	
	(South)			

- * **Bold** text depicts the Future Land Use designation, *italicized* text depicts the existing zoning district and plain text depicts existing use. The shaded cell indicates the subject property. More detailed information regarding surrounding properties can be found in the attached Future Land Use, zoning and aerial photo maps.

SITE ANALYSIS:

ENVIRONMENTAL IMPACTS

Floodplain Impacts:

Based on FEMA map #563 Florida Quadrangle Map, there appears to be no floodplains located on the subject property.

Wetland Impacts:

Based on preliminary aerial photo and County wetland map analysis, the subject property contains no wetlands.

Endangered and Threatened Wildlife:

Based on preliminary analysis, there are no endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering approval.

PUBLIC FACILITY IMPACTS

Rule 9J-5.0055(3)(c); Florida Administrative Code, requires that adequate public facilities and services be available concurrent with the impacts of development. The applicant has submitted an application for Full Concurrency Review. Concurrency Management has determined that water and sewer facility capacity is available for the proposed property subject to execution of a Utility Agreement and payment of fees. Concurrency Management further determined that sufficient roadway capacity is available based upon Concurrency Management System Net Available Capacity.

The following table depicts the impacts the proposed development has on public facilities:

Public Facility	Existing Zoning (A-1)	Proposed Development*	Net Impact
Water (GPD)	350	2,281	1,931
Sewer (GPD)	300	1,837	1,537
Traffic (ADT)	10	127	117

* Proposed Development is based on the following estimated breakdown of uses in the proposed project: 5,069 square feet of C-1 uses and 5,069 square feet of OP uses.

Utilities:

The site is located in the service area of Seminole County and will be required to connect to public utilities. There is currently a 10-inch water main along the east side of Monroe Road and a 4-inch force main along the west side of Monroe Road. Both of these existing lines run southward along Monroe Road and then turn eastward along Maronda Way. Approval of the proposed water service utility plan is required prior to the approval of final engineering plans.

Transportation / Traffic:

The property accesses Monroe Road, which is classified as a two lane undivided minor collector road. Monroe Road is currently operating at a level of service "A". Monroe Road is currently programmed to be improved according to the County 5-year Capital Improvement Program. The four lane construction is scheduled to commence in 2007/2008.

School Impacts:

The proposed project will consist of C-1 and OP uses and will not generate any school age children.

Public Safety:

The nearest response unit to the subject property is Station # 38, which is located at 1300 Central Park Drive, Sanford. Based on a response time of 2 minutes per mile, the estimated response time to the subject property is 4 minutes. The County level-of-

service standard for response time is 5 minutes per Policy PUB 2.1 of the Comprehensive Plan.

Drainage:

The proposed project is located within the Monroe Drainage basin. Elder Creek will provide positive outfall for the property although it currently has limited down stream capacity. This will be further evaluated in more detail prior to final engineering approval.

Parks, Recreation and Open Space:

The applicant is proposing to provide 51.96% of open space which results in 37,600 square feet. The required open space is 25% which would result in 18,077.4 square feet.

APPLICABLE POLICIES:

FISCAL IMPACT ANALYSIS

This project does not warrant the running of the County Fiscal Impact Analysis Model.

SPECIAL DISTRICTS

The subject property is not located within a Special District.

COMPREHENSIVE PLAN (VISION 2020)

The following policies are applicable with the proposed project:

Policy FLU	2.11: Determination of Compatibility in PUD and PCD Zoning Classifications
Policy CIE:	3.2: Application to New Development
Policy CON	3.6: Wetland/Flood Prone Regulations
Policy ECM	4.1 Target Areas
Policy ECM	4.3 Target Industries
Policy FLU	5.6: Higher Intensity Planned Development (HIP) Purpose
Policy FLU	5.7 Higher Intensity Planned Development (HIP) General Uses and Intensities
Policy POT	4.5: Potable Water Connection
Policy SAN	4.4: Sanitary Sewer Connection
Policy PUB	2.1: Public Safety Level-of-Service

INTERGOVERNMENTAL NOTIFICATION:

Intergovernmental notices were not sent; the subject site is not within or directly adjacent to any local municipality and will not impact schools.

LETTERS OF SUPPORT OR OPPOSITION:

At this time, Staff has received no letters of support or opposition.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request to rezone approximately 1.66 acres, located on the northeast corner of Monroe Road at Church Street, from A-1 (Agriculture District) to PCD (Planned Commercial Development District), based on staff findings, the Final Master Plan, and subject to the conditions in the attached Development Order.

**SEMINOLE COUNTY DEVELOPMENT
ORDER**

On April 11, 2006, Seminole County issued this Development Order relating to and touching and concerning the following described property:

The Southwest 1/4 of Lot 45 (less that part lying East of Canal) of ST. JOSEPH'S according to the plat thereof as recorded in Plat Book 1, page 114, Public Records of Seminole County, Florida.

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: C William Harkins Trustee

Project Name: Monroe Road Development

Requested Development Approval: Rezoning from A-1 (Agriculture) zoning classification to PCD (Planned Commercial Development) zoning classification

The Development Approval sought is consistent with the Seminole County Vision 2020 Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Chris Schmidt
1101 East First Street
Sanford, Florida 32771

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

- a. Allowable uses shall be those described in the C-1 and OP Zoning District. Changes in uses that affect the minimum parking requirements may require additional parking or require an amendment to this PCD.
- b. The developer shall comply with all active/passive buffer requirements as outlined in Section 30.1232 of the Land Development Code.
- c. Total floor area shall be 10,137 square feet and shall be limited as follows:

<i>Building</i>	<i>Size</i>
#A	5,782 sq. ft.
#B	4,355 sq. ft.
Totals	10,137 sq. ft.

- d. Required building and accessory setbacks shall be 25 feet from Monroe Road, 15 feet from the north side, 20 feet from the east side, and 15 feet from the south side.
 - e. Maximum building height shall be 30 feet.
 - f. All outdoor lightning is subject to the Seminole County Land Development Code 30.1234.
 - g. Prior to construction, the applicant will submit an arbor permit application along with the application fee per the Seminole County Land Development Code 60.22.
- (4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

(6) This Development Order shall control in the event of any conflict between the terms and conditions of the development order and the terms, conditions, or notes of any site plan or master site plan.

Done and Ordered on the date first written above.

By: _____
Carlton D. Henley
Chairman
Board of County Commissioners

OWNER'S CONSENT AND COVENANT

COMES NOW, the owners, C William Harkins Trustee on behalf of itself and its heirs agents, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

C William Harkins Trustee
Property Owner

Print Name

Witness

Print Name

STATE OF FLORIDA)

COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared, Bill Harkins, and who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2006.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY (LENGTHY LEGAL DESCRIPTION ATTACHED AS EXHIBIT); ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE DISTRICT) ZONING CLASSIFICATION THE PCD (PLANNED COMMERCIAL DEVELOPMENT DISTRICT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled "Monroe Road Development".

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. REZONINGS. The zoning classification assigned to the following described property is changed from A-1 (Agriculture District) to PCD (Planned Commercial Development District):

The Southwest 1/4 of Lot 45 (less that part lying East of Canal) of ST. JOSEPH'S according to the plat thereof as recorded in Plat Book 1, page 114, Public Records of Seminole County, Florida.

Section 3. CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall not be codified.

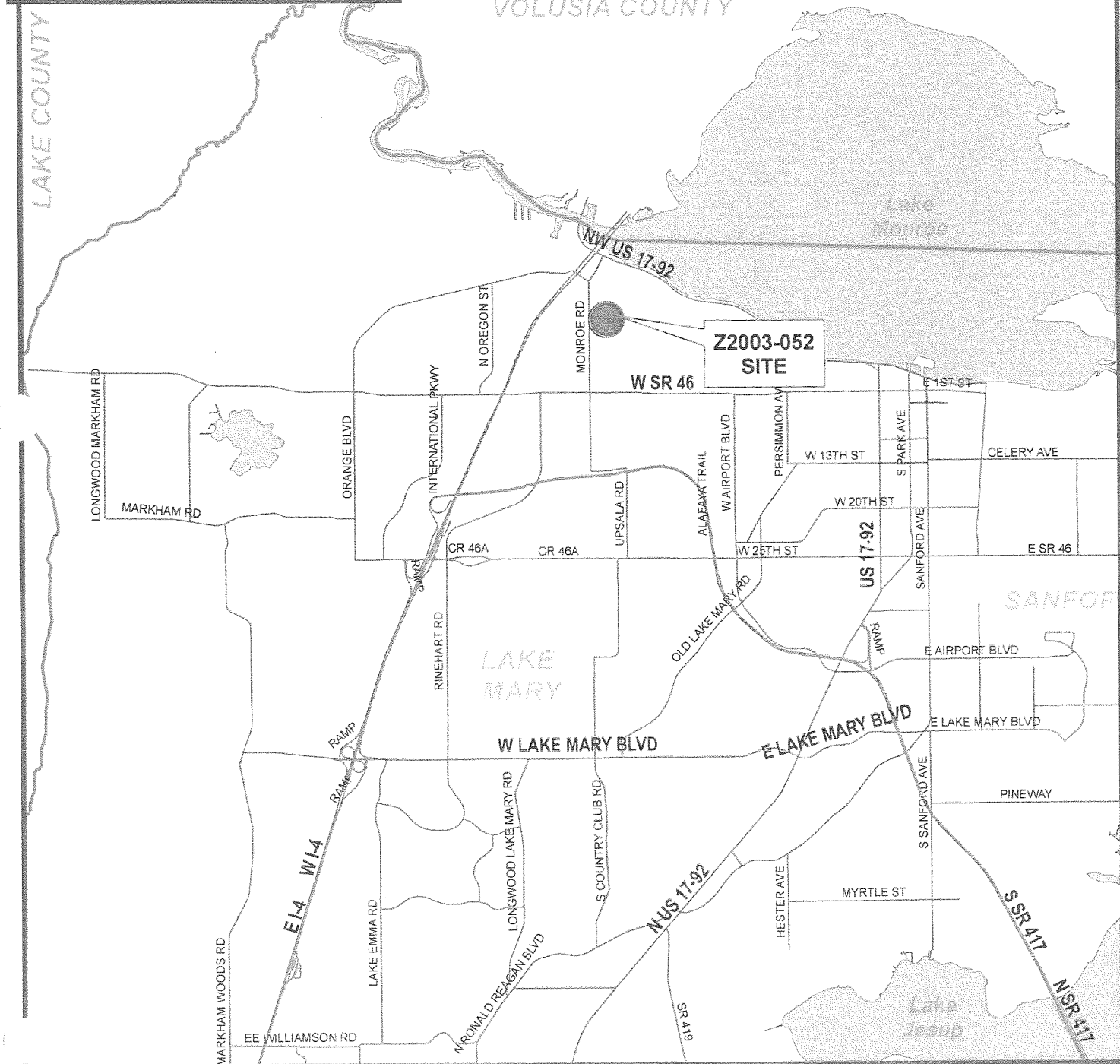
Section 4. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

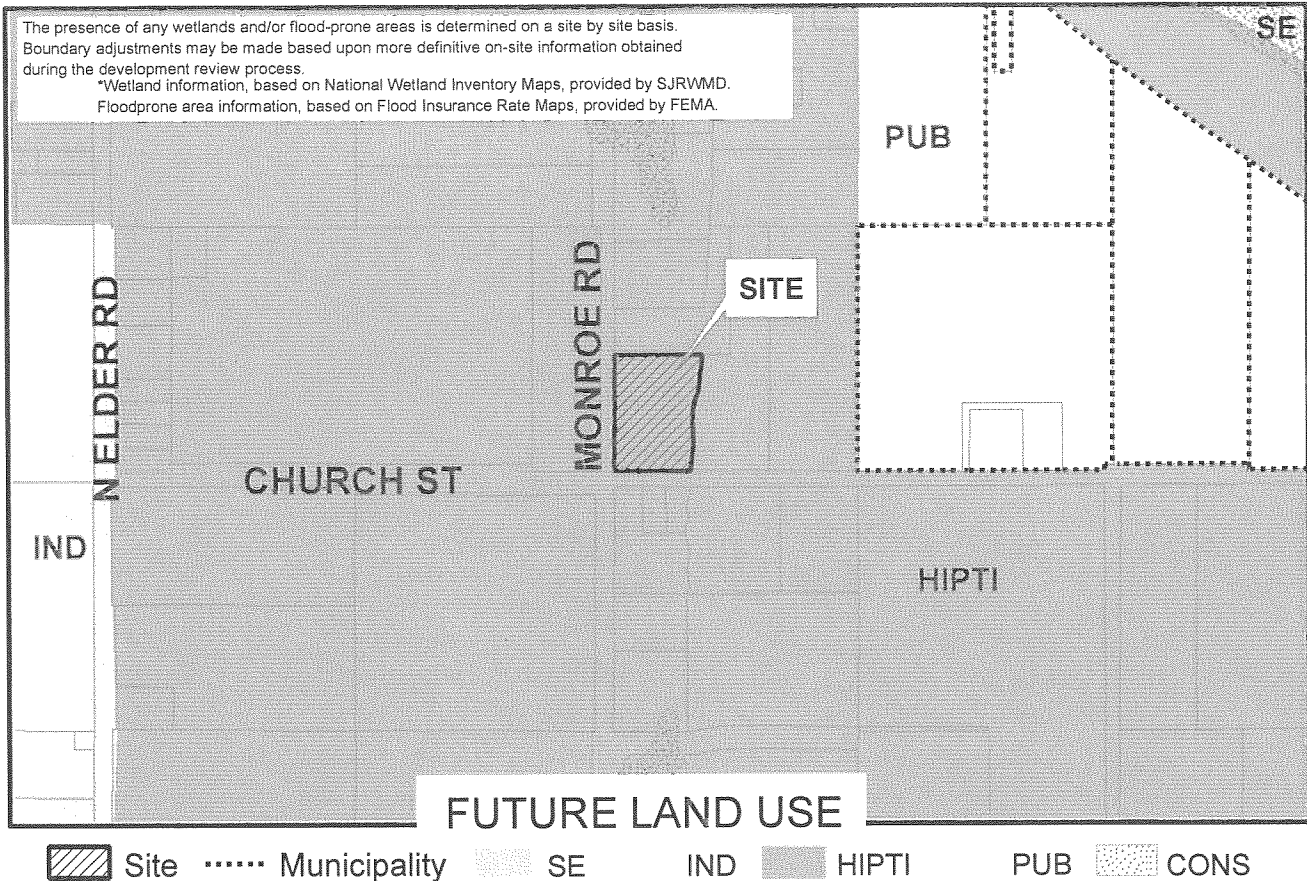
Section 5. EFFECTIVE DATE. A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance shall be effective on the recording date of the Development Order # in the Official Land Records of Seminole County.

ENACTED this 25th day of April 2006.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

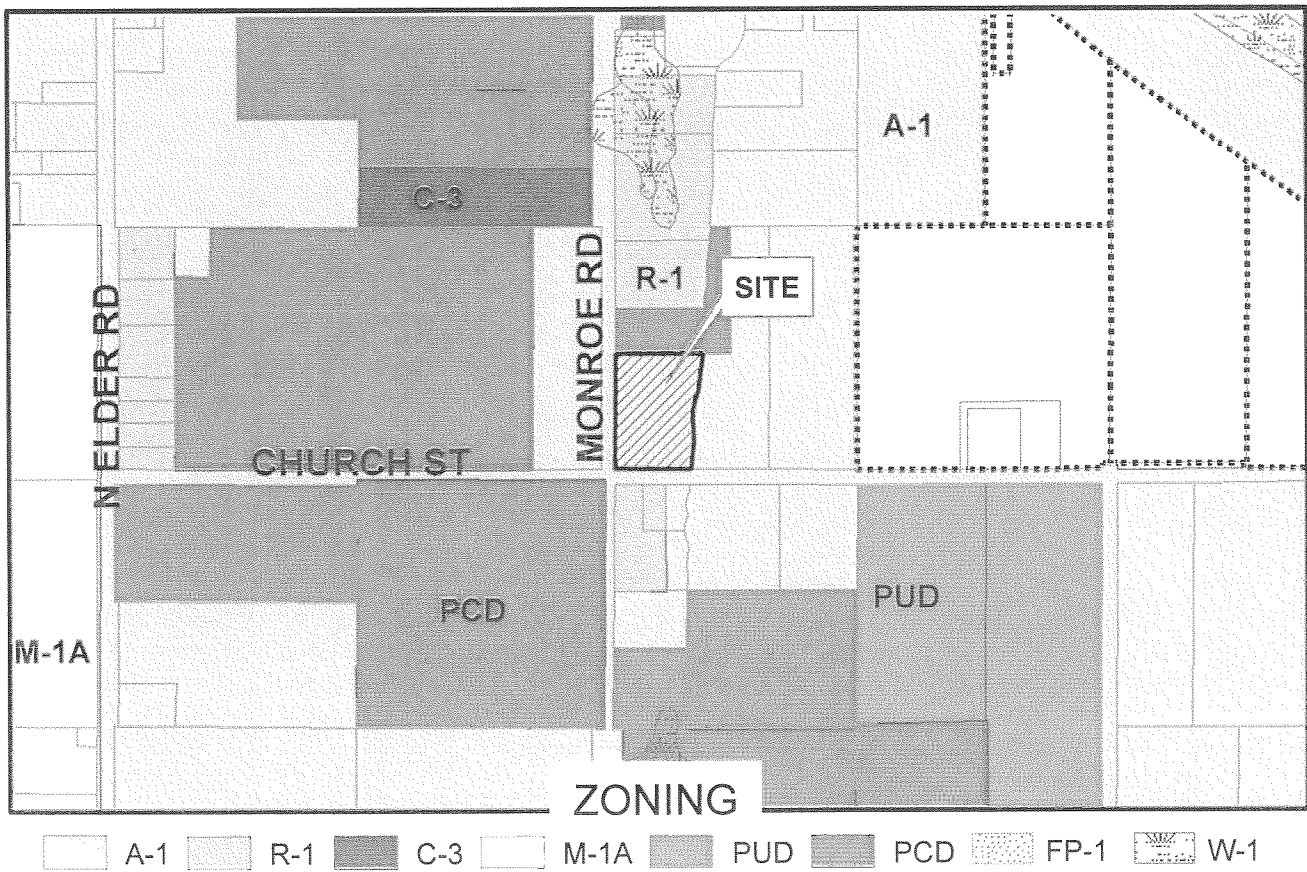
By: _____
Carlton D. Henley
Chairman





Applicant: Harkins Development Corp.
 Physical STR: 16-19-30-5AC-0000-045B
 Gross Acres: 1.47 BCC District: 5
 Existing Use: Vacant Commercial
 Special Notes: None


	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2003-052	A-1	PCD





Rezone No: Z2003-052

From: A-1 To: PCD

 Parcel

 Subject Property



January 2004 Color Aerials

1. ALL CONSTRUCTION, SHALL COMPLY WITH THE MOST RECENT STANDARDS & SPECIFICATIONS OF SEMINOLE COUNTY.
2. CONTRACTOR SHALL CONTACT ALL OWNERS OF UTILITIES, EASEMENTS AND/OR RIGHT-OF-WAYS, WHETHER THE ARE PUBLIC OR PRIVATE, PRIOR TO COMMENCING WITH ANY WORK ON OR OVER THESE AREAS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF EXISTING STRUCTURES, VEGETATION, PAVEMENT, ETC., AS NOTED ON SITE PLAN OR IF APPLICABLE, LANDSCAPE PLAN.
4. DEVELOPER SHALL CONFORM TO SPCC, 1982 EDITION, 18.106 TO WIT: "DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE IN SUCH QUANTITIES AS DETERMINED BY THE FIRE OFFICIAL", ACCESS ROADS AND A SUITABLE TEMPORARY SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE MAINTAINED.
5. SITE AND BUILDING LIGHTING SHALL BE DESIGNED AND POSITIONED TO ILLUMINATE PARKING LOT, DRIVEWAYS AND BUILDING ACCESS POINTS -- NOT ADJACENT PROPERTIES.
6. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE, AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLAN OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANY, AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED BY THE CONTRACTOR BY THE RELOCATION OF VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT, AND NO EXTRA COMPENSATION WILL BE ALLOWED.
7. THE INFORMATION PROVIDED IN THESE DRAWINGS IS PRESENTED TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL LIKELY BE ENCOUNTERED DURING THE COURSE OF WORK. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY, AT THE CONTRACTORS EXPENSE, AND UPON WHICH THEIR BIDS WILL BE BASED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE A THOROUGH REVIEW OF THE SITE TO DETERMINE EXISTING CONDITIONS. ANYTHING NOT SHOWN ON THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL NOT CONSTITUTE AN EXTRA, UNLESS APPROVED BY THE ENGINEER.
9. ANY "HARD PAN", WET SOIL CONDITIONS, OR OTHER SUSPECT SOIL CONDITIONS ENCOUNTERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION SO THAT THE CONDITIONS MAY BE FURTHER INVESTIGATED AND A DECISION MADE REGARDING POTENTIAL UNDERDRAIN INSTALLATION. SHOULD UNDERDRAINS BE REQUIRED, THEY SHALL BE CONSTRUCTED AS SHOWN AS SHOWN ON STANDARD DETAIL SHEET.
10. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, EXISTING BEFORE COMMENCEMENT OF CONSTRUCTION WORK, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS.
11. ALL STORMWATER PIPING AND UTILITY TRENCH EXCAVATION SHALL BE IN CONFORMANCE TO CRITERIA AS ESTABLISHED BY O.S.H.A. REGULATIONS.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF PUBLIC SAFETY, BOTH WHILE THE PROJECT IS MANNED AND UNMANNED, DURING THE DURATION OF THE CONSTRUCTION ACTIVITY.
13. THE CONTRACTOR IS TO EMPLOY THE BEST MANAGEMENT PRACTICES DURING THE CONSTRUCTION OF THIS SITE TO ASSURE ALL SEDIMENTS ARE RETAINED ON SITE.
14. GEOTECHNICAL INFORMATION (SOILS BORINGS) SHOWN WITHIN THESE PLANS IS BASED ON INFORMATION SUPPLIED BY MIKE TAVNIOUS ENGINEERING, INC. AND IS INCLUDED FOR APPROVAL PURPOSES ONLY. CLDOC GIVES NO GUARANTEE TO THE ACCURACY IN SUBSTANCE OR LOCATION OF SAID SOILS INFORMATION.
15. SURVEY INFORMATION SHOWN WITHIN THESE PLANS IS BASED ON INFORMATION SUPPLIED BY SOUTHEASTERN SURVEYING AND MAPPING, INC.. CENTRAL FLORIDA LAND DESIGN CORPORATION GIVES NO GUARANTEE TO THE ACCURACY IN SUBSTANCE OR LOCATION OF SAID SURVEY INFORMATION.
16. RIGHT-OF-WAY UTILIZATION AND/OR UNDERGROUND UTILITY PERMITS REQUIRED PRIOR TO CONSTRUCTION.
17. EXCAVATION/FILL PERMIT REQUIRED FOR THIS PROJECT.
18. THIS PROJECT WILL REQUIRE NPDES PERMITTING (BY CONTRACTOR).
19. THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION COMMENCES.
20. ALL LANDSCAPE AREAS TO BE SOODED.
21. ALL LANDSCAPE AREAS TO BE IRRIGATED BY UNDERGROUND IRRIGATION SYSTEM
22. PARKING LOT STRIPING SHALL BE F.D.O.T. WHITE TRAFFIC RATED PAINT.
23. 30" STOP SIGN SHALL BE OF HIGH INTENSITY REFLECTORIZED AS SPECIFIED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND LOCATED AS SHOWN ON SITE PLAN.
24. STOP BAR SHALL BE 24" WIDE, WHITE THERMOPLASTIC PAINT, AND LOCATED AS SHOWN ON SITE PLAN.
25. HANDICAP SYMBOL SHALL BE F.D.O.T. WHITE PAINT.
26. ALL ADDRESS NUMBERS SHALL BE VISIBLE AND READABLE FROM THE STREET.
27. INSTALL "NO TRESPASSING, CONSTRUCTION SITE" SIGN AS SPECIFIED IN FLORIDA STATUTE §10.09, PARAGRAPH D.
28. POST THE EMERGENCY NIGHT PHONE NUMBER ON THE BOTTOM OF THE BUILDING PERMIT.
29. RAMP ALL SIDEWALKS FOR THE HANDICAP (MAX. SLOPE 12:1).
30. DEVELOPER WILL OBTAIN ALL PERMITS AND APPROVALS AS REQUIRED.
31. 6" P.V.C. CHASE UNDER DRIVEWAY.
32. RAISED CURBING AROUND LANDSCAPE ISLANDS AS SHOWN.
33. PROJECT LIES TOTALLY WITHIN ZONE X PER FEWA PANEL 12117C0030 E.



NOTE:
PROPOSED BUILDINGS ARE NOT TO BE SPRINKLED

FIRE LANE STRIPING - DETAIL
SCALE: 1" = 10'

Martin S. Plank, P.E. - License No. 9674

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Florida